

# WHITNEY OAKS COMMUNITY ASSOCIATION NEWSLETTER

February 2015

[www.whitneyoaks.net](http://www.whitneyoaks.net)

## GRAZING

The City of Rocklin encourages the use of managed grazing for fuel load reduction and suppressing noxious weeds, and the Association has been using grazing for its open space weed removal for several years now. Benefits of this program include cost savings



effectiveness, and soil and plant health. Also (over time) grazing helps control the composition and growth rate of invasive plants. Additionally it is more eco-friendly than other methods. To find out more, please visit the City of Rocklin's website at:

[www.rocklin.ca.us/grazing](http://www.rocklin.ca.us/grazing)

We are happy to report that Lee Hazeltine has been hired once again this year to handle the Association's grazing needs. Please note that the grazing program is only for the open space areas that the Association has been charged with maintaining. The grazing contractor will stay in the open spaces and off private property to the extent possible. Some areas will be string trimmed (at the Board's discretion). In some cases we recognize that the boundary lines between private property and Association property are not clearly marked. PLEASE clearly mark your property boundary with flags during the project if you do not want the animals on it. Also, please plan to have any fire protection weed reduction done on your private property.



### BOARD OF DIRECTORS

President: Bob Jones  
Vice President: Bonnie Laderman  
CFO: Rick Jordan  
Secretary: Eva McLain  
Director: Sharon Theofelis

### MANAGEMENT

**The Management Trust  
Kocal Division**  
P.O. Box 1459  
Folsom, CA 95763-1459

**Phone: 985-3633  
Fax: 248-8015  
After Hrs. Emergencies:  
866-324-3704**

**Community Association Manager:**  
**Vicky Langer, CCAM**  
[vicky@kocal.com](mailto:vicky@kocal.com)  
phone ext. 121  
**Assistant Manager: Nicole Ross**  
[nicole.ross@kocal.com](mailto:nicole.ross@kocal.com)  
phone ext. 115  
**Accounting:**  
[accounting@kocal.com](mailto:accounting@kocal.com) –ext 132

**Security Patrols: 10 P.M. – 5 A.M.**  
**416-5123**

## ARCHITECTURAL REVIEW

As many homeowners prepare for spring and summer home projects, we'd like to remind you that you must seek approval from the Architectural Review Committee for all home improvements related to the exterior of your home including house painting (trim if changing colors or whole house painting), fence replacement, landscaping, pool installation, solar panel installation, roof replacement, etc.

The Architectural Review Committee meets on the third Tuesday each month to review home improvement applications. The Association Design Guidelines as well as an



Architectural Application can be found on the Whitney Oaks Website at [www.whitneyoaks.net](http://www.whitneyoaks.net). Please feel free to contact either Vicky or Nicole if you have any questions. Please submit your application packet at least 1 week prior, and you will be put on the Agenda for that month's meeting.

The Association Design Guidelines as well as an Architectural Application can be found on the Whitney Oaks Website at [www.whitneyoaks.net](http://www.whitneyoaks.net) and please feel free to contact either Vicky or Nicole if you have any questions.

## TRAILS and TRESPASSING

Please remember while you are walking/hiking the trails that the open spaces throughout the community are off limits. Dogs should be kept on leashes and people should (please) stay on the trails or paved pathways. Thank you.



## REVISED DOCUMENTS

Unfortunately several hundred more ballots are needed before any will be counted for the proposed revised documents. Ballots were therefore sent in January to everyone in the Association who had not yet voted. Hopefully the ballots will be opened this spring and the new updated CC&Rs and Bylaws can be put into effect! If you received one in the mail recently it means we have not received a valid ballot from you, so please send it in right away. Thank you so much!

## PAPER PROBLEM

We are hoping to get several hundred more Homeowners to read their news online (and in color!) in 2015! If you want to save trees and receive your newsletters by Email rather than US Postal Service, please take a minute to go onto the Management Trust web portal at: <https://weblink.managementtrust.com>



Once you get logged in, click on the tab that says “User Profile” which will bring you to a screen where you can click on another tab that says “Email Options”. Enter your email address (or make sure it is correct). **Then check the box that says “send allowed correspondences via email”.** If you need a login account number and password to get started, please contact Nicole in the management office. To ensure you are receiving the correct documents via email, you need to verify the ‘opt out of information’ option is NOT checked. However, if you are more likely to read your Newsletter in paper format, please continue to do so! Thanks everyone!

## DRAINAGE DEFECT REPAIRS

Whitney Oaks experienced some intense rainfall in December that caused alarm to residents in the low lying areas along Clubhouse Drive and in the Vivien Way and Pheasant Lane area. Some streets had significant quantities of mud, rocks and other debris deposited by large quantities of water that caused some streets to look like rivers! There is nothing that can be done about the quantity of water that sometimes causes streets to flow full. This is actually the way streets are designed to function during a so-called 10 year storm (a storm that has a 10% probability of occurring in any given year). The design criteria for residential homes is that no residence shall be flooded during a 100 year storm (which has a 1% probability of occurring in any

given year). Mother Nature is not constrained from delivering storms of greater magnitude (even a 500 or a 1000 year storm), but protection from losses caused by extreme events needs to be addressed by property owners and/or their insurance companies.

The problems with the drainage channels were discovered in 2009 by a WOCA Board member who volunteered to walk the Open Area to locate all V-Ditches and to record the cracking that was obvious in some areas. It was during that survey that the problem with the drainage channels was identified. Some of these channels were obviously deficient and in need of repair to prevent serious erosion of the steep hillsides in Whitney Oaks. Proof of the seriousness of the situation arrived in October of 2009 and last December with storms that were very likely 10 year storms. Legal action was taken by the Association regarding these drainage issues. The lawsuit was settled in the Association’s favor late in 2011 and we are happy to report that early this year the Board of Directors engaged an Engineering Consultant to work with them in accomplishing the necessary drainage repair work throughout the community. A contract has been executed with Engineered Soil Repairs, Inc. (ESR) to do the necessary repairs in 10 areas. Work should be underway in three areas by the time you get this Newsletter! General descriptions of the areas are as follows:

- Area 15: Drainage channel that starts at the bridge over the footpath about 300 feet west of Fox Hill Drive and ends at the northeast end of Vivien Way.
- Area 14. Drainage channel that starts at the footpath about 200 feet west of the south end of Fox Hill Drive and ends at the east end of it.
- Area 6. Below Black Oak Drive, opposite Abby Road. This area is limited to the drainage channel upslope of the Black Oak Trail.

The channels will be contoured and a fabric will be placed along with rocks embedded in grout to prevent channel erosion. Water flowing in the streets (and looking like a river) will still occur but large mud and debris flows should be a thing of the past! The Association will be spending approximately \$700,000 in 2015 on this project. Approximately ½ of that was obtained by the Association through legal action. The other ½ has been budgeted for in the long term (reserve study) budget. Due to the efforts of the Board of Directors over the years to keep the reserves well

funded, no special assessments are needed for this project. We apologize for the inconvenience and noise that the heavy equipment needed for this work will generate. A schedule, map showing the work areas, and descriptions of the work in each area will be posted on the Association's web site.

## **FEBRUARY MEETING AGENDA**

Board Meetings are held on the first Wednesday of each month at The Oaks (in Springfield at 2801 Springfield Drive) at 6:30 P.M. Agendas are posted four days prior to meetings on the bulletin board at the Hillcrest Pool, at The Gables in Springfield, and on the whitneyoaks.net web site. Here are some of the items that will be on the February 4<sup>th</sup> Board Meeting Agenda for discussion:

- Open Space between High School and Hillcrest Pool (School District Representatives to Attend!)
- 2015 Board Goals & Reserve Projects
- Proposed Towing Policy
- Proposed Revised IDR Policy
- A Solar Panel Architectural Appeal
- Drainage Problem at 2834 Hillcrest
- Whether to Change Gate Codes

Please remember to send all official communications to: Vicky Langer c/o The Management Trust, Kocal Division, P.O. Box 1459, Folsom, CA 95763 or to [Vicky@kocal.com](mailto:Vicky@kocal.com)

## **PROPOSED PAINT PALETTE FOR UNITS 39 & 44**

### **NOTICE OF 30-DAY COMMENT PERIOD**

The Board of Directors has been working with the Architectural Review Committee and Kelly Moore to come up with a separate list of paint colors for the Rock Ridge communities, which includes homes on Abby Ct., Sterling Dr., Kensington Ct. and Lawton Ct.. The homes in these areas are on zero lot lines and are more compact than the homes in other areas. Therefore it was thought that the general color list needed to be modified for these areas so that as owners repaint their homes, the colors throughout these neighborhoods will still blend. Homeowners wanting to use colors not on the list would have to go through the Board of Directors for approval prior to painting. As a reminder, for whole house re-painting projects, whether using existing or new colors, Owners need to go through the architectural approval process.

Attached is a list of the proposed colors. If you are interested in seeing them, color boards will be brought to the February 4<sup>th</sup> and March 4<sup>th</sup> Board Meetings. You can view the colors on the Kelly Moore web site as well. The list is as follows and is being sent to you in accordance with the civil code requirement that you be given a 30-day comment period before the Board adopts the new architectural rule/standard. Please send any comments to the attention of Vicky Langer in the management office. These comments will be given to the Board of Directors in their meeting packets and the Board will vote on the proposed policies at the March 4<sup>th</sup> Board of Directors Meeting. You may also make your comments in person at the Board Meeting. Please send any written input to Vicky Langer by February 23, 2015. Thank you. The proposed color list is attached.

## **SAVE THE DATE!**

**November 16<sup>th</sup>** has been selected as the date for the 2015 Annual Membership Meeting. The time has been moved from 6:00 P.M. to **7:00 P.M.** to better accommodate working people. We hope this helps and we hope you can make it!



## **WATER WORRIES**

Recently there have been several water leaks in Homeowner supply lines between the water meters and the homes of residents on Sterling Drive. If you live in the Rock Ridge neighborhoods you may want to keep an eye on your water bills. PCWA will investigate if you suspect a leak. If a leak is found and your plumbing company plans to dig up an area under asphalt to replace the line, please have your contractor use hot rather than cold asphalt for the patch. Cold patches are temporary and should be replaced with hot asphalt by an asphalt contractor. Likewise if you need to dig up any concrete areas to get to and repair a leak, please use a licensed concrete contractor to re-pour the concrete. Thank you.

